



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

TC-A ZONE Residential Density Calculation Worksheet

Town Center Unified Zone Development Plan, Subdivision and Short Subdivision applications must submit a density calculation worksheet that shows the number of allowable and required dwelling units for each development application. Residential density must be calculated for each Town Center zone separately. Net site areas are used to determine density or project floor areas. Please complete calculations for net site area and use the results to calculate allocated and maximum densities below.

[Refer to Directors Interpretation: SMC 21B.25.030 and SMC 21B.75.020 – Town Center Density](#)

STEP 1: CALCULATING ALLOCATED RESIDENTIAL DENSITY AND MAXIMUM DENSITY		
Allocated Density:		UNITS
1	Total Net Area	AC
2	Allocated Density	DU/AC
3	Total Allocated Residential Density	<input style="width: 80px; height: 20px;" type="text"/> DU
4	Total Required Affordable Housing Units <i>(10% of Line 3)</i>	DU
5	Total Base Market Units <i>(Line 3 - Line 4)</i>	DU
6	Total Additional Market Units to Meet Allowable Density <i>(Additional units req'd to meet allocated density, compensating for 0.5 DU/AC for required AHU)</i>	DU
7	Total Allocated Density with AHDU Incentive	<input style="width: 80px; height: 20px;" type="text"/> DU
<i>Stop here if not seeking bonus residential units</i>		
Maximum Allowable Density:		
8	Total Net Area	AC
9	Maximum Residential Density	DU/AC
10	Total Max Residential Density	<input style="width: 80px; height: 20px;" type="text"/> DU

STEP 2: CALCULATING BONUS RESIDENTIAL UNITS		
11	Bonus Units Available <i>(Number provided by the City)</i>	DU
12	Bonus Units Requested, Maximum <i>(Line 10 - Line 3)</i>	DU
13	Bonus Units Requested	<input style="width: 80px; height: 20px;" type="text"/> DU
14	Bonus Affordable Housing Units Available <i>(33.3% of Line 13)</i>	DU
15	Bonus Market Rate Housing Units Available <i>(66.6% of Line 13)</i>	DU
16	Bonus Residential Units Requested	<input style="width: 80px; height: 20px;" type="text"/> DU

STEP 3: CALCULATING TOTAL RESIDENTIAL DENSITY (ALLOWABLE DENSITY + BONUS UNITS)		
17	Affordable Housing Proposed <i>(line 4 + line 14)</i>	DU
18	Market Rate Units Proposed <i>(line 5 + line 15)</i>	DU
19	Total Residential Units	DU

STEP 4: CALCULATING TOTAL KING COUNTY TDRS		
20	Receiving Zone : A-Zone	DU
21	Approved TDR Units	TDR
22	TDR Density	DU

STEP 5: CALCULATING TOTAL CITY OF SAMMAMISH TDRS (TC-D) (CURRENTLY NOT AVAILABLE)		
23	Receiving Zone : A-Zone	DU
24	Approved TDR Units	TDR
25	TDR Density	DU

STEP 6: CALCULATING TOTAL RESIDENTIAL DENSITY (ALLOWABLE DENSITY + BONUS UNITS + TDRS)		
26	Step 3 Total:	DU
27	Step 4 Total:	DU
28	Step 5 Total:	DU
TOTAL RESIDENTIAL UNITS PROPOSED:		DU